

# ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** May 6, 2021  
**RE:** Development Variance Permit Application — Electoral Area “H”

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## Administrative Recommendation:

**THAT Development Variance Permit No. H2021.010-DVP to allow for an over-height accessory building (garage/storage) at 187 Lockie Road in Area “H”, be denied**

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Owners: Michael and Veanna Faye                      Agent: n/a    Folio: H-00744.280

Civic: 187 Lockie Road                                      Legal: Lot 18, Plan 44042, District Lot 596, YDYD

OCP: Low Density Residential (LR)                      Zone: Residential Single Family One (RS1)

Variance Request: to increase the maximum building height for an accessory building from 4.5 m to 7.47 m.

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## Proposed Development:

This application is seeking a variance to the maximum height for an accessory building that applies to the subject property in order to undertake a new two-storey, 128.86 m<sup>2</sup> detached garage and storage area.

Specifically, it is being proposed to increase the maximum height for an accessory building in the Residential Single Family One (RS1) Zone from 4.5 metres to 7.47 metres.

In support of this request, the applicant has stated that “this is an average size garage for storage and shop. My existing house has a 12/12 pitch and want the same for garage to comply with same appearance as existing dwelling”.

## Site Context:

The subject property is approximately 2,511 m<sup>2</sup> in area and is situated on the south side of Lockie Road. The property is currently developed to a single detached dwelling.

The surrounding pattern of development is characterised by a residential enclave abutting Otter Lake to the east and Otter Lake Park to the north.

## Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on November 13, 1990, while available Regional District records indicate that a building permit for a log home (1994) and deck addition and dormers (2015) have previously been issued for this property.

Under the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, the subject property is currently designated Low Density Residential (LR), and is the subject of a Watercourse

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Development Permit (WDP) and Environmentally Sensitive Development Permit (ESDP) Area designations.

Under the Electoral Area “H” Zoning Bylaw No. 2498, 2012, the property is currently zoned Residential Single Family One (RS1) which allows for accessory buildings and structures.

Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property is within the floodplain associated with Lockie Creek and the flood construction level is 1.5 metres above the natural boundary of the watercourse.

BC Assessment has classified the property as “Residential” (Class 01).

**Public Process:**

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting. Any comments will be on the agenda as separate item.

At its meeting of April 20, 2021, the Electoral Area “H” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject application be denied.

**Analysis:**

In consideration of this proposal, Administration notes that the purpose of a maximum height regulation is to establish a uniform built environment with consistency of streetscape and reasonable expectations of built form within a neighbourhood.

In absence of maximum floor area regulations for accessory buildings, it can act as a mechanism to limit the size and prominence of accessory buildings to maintain the dominance of the principal dwelling on the parcel.

In this instance, the applicant is proposing a two-storey accessory building with a garage on the main level and attic storage on the upper floor. Although the floor plans indicate allowable uses for an accessory building, Administration has concerns that large accessory buildings, like the one proposed, may be converted to an accessory dwelling or for living/sleeping facilities (bedroom) in the future, which is not permitted in the RS1 zone.

The maximum height regulation allows for one to one and a half storeys for accessory buildings, which limits the size and prominence of accessory buildings on a parcel. Allowing a full two-storey building is contrary to the intent of the lesser height maximum for accessory buildings in residential areas.

Further, it is not strictly necessary to accommodate an upper level for storage, as there is sufficient space on the parcel to accommodate additional storage elsewhere.

Conversely, Administration recognises that the proposed building will be of similar design and roof lines as the principal dwelling.

The prominence of the building along the streetscape is lessened due to the established trees along the front parcel line, contributing to a visual buffer between the proposed building and Lockie Road.

When evaluating the streetscape along Lockie Road, it is noted that there are other one and a half or two storey accessory buildings have been built to match the style of the main residence.

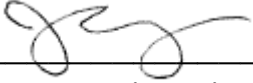
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For the reasons stated above, Administration does not support the requested variance and is recommending denial.

**Alternative:**

1. That the Board approve Development Variance Permit No. H2021.010-DVP.

**Respectfully submitted**



JoAnn Peachey, Planner I

**Endorsed by:**



C. Garrish, Planning Manager

Attachments: No. 1 – Site Photo (Google Streetview)

Attachment No. 1 – Site Photo (Google Streetview)

